

Harbard Close IG11, Barking Sample Price List - Block 1

Door number	Floor	Block	Floorplan type	Bedrooms	Area (sqm)	Outside space	Purchase price	Est. monthly service charge	Status
1	GF	1	14	1	37.9	Patio	£198,400	£104	Available
3	GF	1	16	1	38.7	Patio	£200,000	£106	Available
4	GF	1	15	1	38.7	Patio	£200,000	£106	Available
6	GF	1	8	1	45.3	Patio	£212,000	£124	Reserved for WC users*
9	1	1	6	1	37.9	None	£200,400	£104	Available
11	1	1	1	1	38.7	None	£200,400	£106	Available
13	1	1	3	1	38.7	None	£202,000	£106	Available
16	1	1	3	1	38.7	None	£200,400	£106	Available
18	1	1	1	1	38.7	None	£202,000	£106	Available
21	2	1	5	1	37.9	None	£202,400	£104	Available
24	2	1	2	1	38.7	None	£204,000	£106	Available
29	2	1	2	1	38.7	None	£202,400	£106	Available
31	2	1	4	1	38.7	None	£204,000	£106	Available
34	3	1	2	1	38.7	None	£204,400	£106	Available
37	3	1	3	1	38.7	None	£206,000	£106	Available
39	3	1	4	1	38.7	None	£204,400	£106	Available
41	3	1	4	1	38.7	None	£204,400	£106	Available
44	3	1	6	1	37.9	None	£206,000	£104	Available
47	4	1	3	1	38.7	None	£206,400	£106	Available
53	5	1	1	1	38.7	None	£208,400	£106	Available
56	5	1	4	1	38.7	None	£210,000	£106	Available

Sample Price List - Block 2

1	GF	2	13	1	38.7	Patio	£192,000	£108	Available
3	GF	2	17	1	37.9	Patio	£194,000	£106	Available
6	1	2	3	1	38.7	None	£202,000	£108	Available
8	1	2	3	1	38.7	None	£202,000	£108	Available
11	2	2	10	1	38.7	None	£196,000	£108	Available
14	2	2	1	1	38.7	None	£204,000	£108	Available
19	3	2	2	1	38.7	None	£198,000	£108	Available
21	3	2	12	1	37.9	None	£200,000	£106	Available
22	3	2	4	1	38.7	None	£206,000	£108	Available

Key Information:

Reservation fee: £1,000

*Reserved for Wheelchair users: These homes can only be sold to Eligible Wheelchair users - as defined by Barking & Dagenham Borough Council

Lease & ground rent: One bedroom Pocket homes at Harbard Close IG11 are sold with a 125 year lease and with an initial ground rent of 0.1% of the purchase price, payable to the freeholder (currently Pocket Living). Ground rent will be reviewed every 10 years and will increase in line with RPI

Service charge: Payable to the Managing Agent, Haus Block Management, and reviewed annually based on actual spend. On completion, service charge will be payable until the end of the financial year in which completion takes place. A Residents' Management Company (RMC) will be formed by the Managing Agent, of which all homeowners will become members; some homeowners may choose to become Directors of the RMC

Building Warranty: NHBC Guarantee

Parking: Harbard Close IG11 is a Car-Free Development (apart from the designated parking spaces provided and in respect of Blue Badge holders) and homeowners cannot apply for a residents' parking permit

Estimated build completion: Harbard Close IG11 is expected to be ready for occupation in Winter 2020

12th February 2020